

**PLANNING AND ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015**

Place: Room 119, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, Cunningham, DiDonna, Olvany, Sini, Jr., Voigt

EX-OFFICIO: Stevenson
STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat
Channel 79

Chairman Cameron opened the meeting at 8 P.M. and read the first agenda item:

GENERAL MEETING

Update on Town Moratorium application from First Selectman Jayme Stevenson.

First Selectman Jayme Stevenson explained that the Town had submitted an application to the State of Connecticut Department of Housing for a second moratorium under Section 8-30g of the State Statutes. On March 13, 2015 the State made a ruling that the Town was 4.5 points short based on their interpretation of the Statute. Mr. Ginsberg summarized recent conversations he had had with the Department of Housing. Ms. Stevenson said that the Town will get more affordable housing units in the short-term future to get the sufficient number of points so we can re-apply for a second moratorium. This may be anywhere from 2-7 deed restricted units, depending on income restrictions. She noted that the Inclusionary Zoning portion of the Darien Zoning Regulations were written to reflect that below market rate (BMR) units needed to be at 110% or less of the Area Median Income level rather than fully complying with the provisions of 8-30g because in order to get points for units, they must be available to prospective residents who earn 80% or less of the State Median Income. She realizes that the policy accurately reflects the actual living expenses in this area but asked the Commission to re-examine whether that provision of the Regulations should be modified.

Ms. Stevenson then moved on to discussing some pending legislation (HB68S1). She also mentioned that much of the Town is within a "transit corridor" as defined by some pending proposed legislation and that could result in condemnation of land within half a mile of any train station and/or Route 1. She will keep the Commission advised of this proposed legislation because it could eliminate much local involvement in decisions that would have impact to the local communities. She said the legislation is opposed by many local and regional leaders. Other legislation that is being discussed includes Senate Bill 1 – increasing car taxes collected locally but the money would go to the State for redistribution and increasing taxes based on increased value going to the State. She said that the State legislation that is pending will be reviewed further and the Commission may want to discuss those as part of the Town Plan update to see what, if any, impacts it would have on the community in the future. The next meeting regarding the Town Plan will be on April 28, 2015.

Chairman Cameron thanked First Selectman Stevenson for attendance, and then read the following agenda item:

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 2 OF 10

Land Filling & Regrading Application #234-A, Wise, 7 Andrews Drive.

Request for extension of time to commence project.

Commission members discussed the March 7, 2015 request from Mary Wise. After a brief discussion, the following motion was made: That the Planning & Zoning Commission approved the requested extension of one year to complete the project. The motion was made by Mr. Olvany, seconded by Mr. Sini and unanimously approved.

At about 8:20p.m., Chairman Cameron read the following agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Subdivision Application #612-B, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a 2.8+/- acre property into two rear lots, each with a 25 foot access to Long Neck Point Road. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone. *PUBLIC HEARING OPENED: 3/24/2015.*

Mr. Ginsberg reviewed the fact that there was one house on the four acre parcel of land. The house has been demolished and a free cut/first cut map was approved to divide the property into a two acre front property adjacent to Long Neck Point Road and a two+ acre property in the rear that would be adjacent to Long Island Sound. The front property was previously submitted to the Commission and was approved to be divided into two building lots, each one being one acre in size. Now the applicant is proposing to divide the rear lot into two separate building lots. Each lot would have a 25 foot accessway to Long Neck Point Road and each lot would be adjacent to Long Island Sound.

Attorney Amy Zabetakis noted that revised maps had been submitted and distributed in the packet to the Commission members. She said that other materials had been sent in by e-mail. In response to questions from the previous public hearing, she said that the horse chestnut tree located close to the northerly property line might not need to be impacted due to the construction of a driveway to the rear lot. She said that the proposed development would not have any adverse impact on the neighbors and that each of the proposed rear lots will comply with the Regulations and could be developed as shown on the feasibility plan that is submitted. Ms. Cameron said that it does not seem reasonable to have two houses on the two rear lots due to the limited buildable area that is impacted by the extra large setback needed when a rear lot is created and the flood hazard area and the Coastal Area Management line. Attorney Zabetakis said that the proposed feasibility plan does not include any construction activity within the Coastal Area Management critical 100 foot boundary and that only a small portion of the development would be within the fringe of the Flood Hazard Zone. Ms. Cameron said that none of the development should be within the critical Coastal Area Management area, not even a pool or patio or filling or regrading. Attorney Zabetakis said that buyers of the property will be responsible for complying with all Regulations and they will need to return to the Planning & Zoning Commission for all necessary permits. The applicant is demonstrating that the development of the two rear lots is feasible but the actual development would be up to the eventual buyers and compliant with the Zoning Regulations. The buyers will be aware about the limitations on each parcel when they purchase the land.

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 3 OF 10

Mr. Sini questioned what would be reasonable or feasible for the development of each parcel. Mr. Ginsberg said that the subdivision map, if approved and filed on the Land Records, should specify the buildable area and the other regulated areas on the property.

Mr. DiDonna questioned the potential impacts on the chestnut tree that was mentioned by Attorney Zabetakis previously. Attorney Zabetakis said that as part of the previously proposed development of all four acres as a single building lot, that applicant would have been able to preserve that chestnut tree. That proposal is now void. She said that the current applicant proposing the subdivision of the property is not proposing any development or regrading or retaining walls at this time. They cannot commit to preserving the tree because they will not be the developer. Commission members noted that the developer should make their best reasonable effort to preserve the tree. They asked if it was possible to require that both rear lots share one driveway, thus eliminating the need to have a driveway near the large chestnut tree. Attorney Zabetakis said that currently there is only one rear lot but it does have two access strips and a driveway could be placed in each access strip, even if it was for just one house. They currently have two lots fronting on Long Neck Point Road and one rear lot to the east of the two parcels.

Mark Cohen of 201 Long Neck Point Road questioned the feasibility of construction and development on the north lot. He said that major regrading would be needed for the driveway and that such regrading would require Special Permit approval from the Planning & Zoning Commission. He said that there is a 6 foot grade change between elevation 34 and 28 and that area is in the vicinity of the retaining wall. He said the maximum allowed grade is 10%. There is also a limited width of area for the proposed driveway. He said that the current owner still owns all four acres of land and that the driveways for each parcel and the proposed lot lines could go anywhere, yet the applicant has chosen to put the driveways and lot lines in the manner that is proposed and in a manner which will impact the substantial vegetation on the property. Mr. Cohen said that the drainage system illustrated on the subdivision map does not reflect any evaluation of what will actually happen to the drainage that will pass through each site and from the development which occurs on each property. There is a letter dated February 13, 2015 from McChord Engineering regarding the proposed drainage system.

In response to questions, Mr. Ginsberg said that the Flood Zone VE is very near the shoreline because it reflects the wave velocities involved. The remainder of the property up to elevation 14 is subject to the Flood Zone AE14. Mr. Cohen said that in storms, things blow up and wash up on to the lawn area and the drainage system would be impacted by storm conditions. He said that the first plans submitted for the development of the entire four acre parcel had side walls that extended down to the mean high water line but the revised plan pulled the side walls back to stay more than 100 feet from mean high water and thus not be within the Coastal Area Management critical area. Attorney Zabetakis said that if required, they could show the limited buildable area on the subdivision map to be recorded so that any buyers would know that jurisdiction of the Commission and the limitations of the property. Mr. Olvany said that a report submitted with the application indicates that the chestnut tree is old and the arborist recommends that it be cabled to hold the leaders in place.

John Spain of 194 Long Neck Point Road said that he lives across the street, and he has lived there for years. He has traffic concerns regarding the proposed subdivision on the road because Long Neck Point Road is used by many walkers and bikers as well as vehicular traffic. He said that the Commission should consider that this development will result in four lots with a total of at least 4

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 4 OF 10

driveways. He said it is not just two rear lots. He suggested that the Commission allow just one curb cut for the entire development and that having one curb cut would be safer than having many curb cuts.

Craig Henrich of 192 Long Neck Point Road said that he had not been able to attend the first session of the public hearing but knows that his letter was submitted. He said that the street cannot handle more traffic and that it is not fair that the applicant has come to the Commission with two separate applications, each with two lots. He said that on a nice spring day there will be several hundred people using Long Neck Point Road for walking and biking and jogging. He said more driveways and more traffic will create safety impacts that get worse each year. He said that there are other large properties on Long Neck Point Road that will be redeveloped in the future. He also noted that the driveway shared by 201 and 203 Long Neck Point Road will need to be rebuilt because 201 Long Neck Point Road will have its own separate driveway and curb cut. He said this will result in 5 driveways within a 250 foot length of the street. Mr. Olvany said that the street length is actually closer to 400 feet.

Attorney Zabetakis said that she has represented the Estate of Mary Ewing for the first cut (or first split) and for the division of the two lots in the front. Then the property was purchased by ASL Partners with the intent of developing the entire four acre parcel as one property. Attorney Maslan represented ASL Partners in their previous application to develop the property as one four acre parcel. Now Attorney Zabetakis represents ASL Partners as they divide the property to create two lots in the front and two lots in the rear.

There being no further questions or comments, the following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Olvany, seconded by Mr. Sini and unanimously approved.

At about 9 p.m., Chairman Cameron read the following agenda item:

Land Filling & Regrading Application #348, Jeffrey & Dagmar Scalise, 1 Lynn Court. Proposal for filling and regrading associated with the construction of a replacement single-family residence, detached garage, associated patios, and stormwater management, and to perform related site development activities. The subject property (formerly known as 140 Hoyt Street) is located on the south side of Lynn Court at the southwest corner formed by its intersection with Hoyt Street, and is shown on Assessor's Map #31 as Lot #13 in the R-1/3 Zone.

Doug DiVesta, Professional Engineer, represented the applicant and explained that the property has been known at 140 Hoyt Street but the street address has recently been changed by the Tax Assessor and the new address is 1 Lynn Court. The current owner plans to demolish the existing house and build a new replacement house. Some of the filling and regrading will be within 15 feet of the property lines and/or more than 25 feet away from the building, thus a Special Permit approval from the Planning & Zoning Commission is required. Mr. DiVesta said that the house is or will be connected to sanitary sewer and public water. The driveway will be from Lynn Court into the new two-car garage which will be on the west portion of the new house. He said that when he did the stormwater drainage design, he used the fresh meadow approach, not taking any credit for the existing impervious surfaces on the property. A new drainage system will be installed on the southwest corner of the property to accommodate additional runoff from the new roof area and driveway. The result

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 5 OF 10

will be no net increase in the peak discharge of stormwater compared to predevelopment conditions. Mr. DiVesta said that he had reviewed and responded to the comments from Darren Oustafine of the Public Works Department. His response letter is dated March 26, 2015.

Some of the modifications include improving the sight line at the intersection of Lynn Court and Hoyt Street so that within 30 feet of the intersection of the two streets there will be a maximum height of three feet for any fences, walls and vegetative growth. This will substantially improve safety. The existing tall fence along Hoyt Street will be replaced with a lower fence in that area. The new fence will be on the property instead of within the street right of way. He also noted that the deep test holes had recently been completed and were marked on the revised plan.

Mr. Olvany asked if it was possible to fix the existing sidewalk along Hoyt Street. Ms. Cameron asked how difficult that work would be. Mr. DiVesta said he would have to check with his client about whether he would be willing to do that work. Mr. Voigt said that the survey map shows a proposed detached garage. Mr. DiVesta said that the detached garage has been deleted and only an attached garage will be constructed. Mr. Ginsberg noted that a Demolition Permit would be needed to remove the existing house. Part of that would require oil tank removal, which needs to be coordinated with the Fire Marshal. Mr. Olvany suggested that the Commission keep the public hearing open so that Mr. DiVesta can get in touch with his client regarding the sidewalk issue. Chairman Cameron recessed the public hearing on this matter and will resume the public hearing regarding 1 Lynn Court as soon as Mr. DiVesta gets a response from his client.

At about 9:15p.m., Chairman Cameron read the following agenda item:

Land Filling & Regrading Application #346, Jeffrey & Tracey Grills, 62 St. Nicholas Road.

Proposal for filling and regrading associated with the construction of a replacement single-family residence, pool and stormwater management and to perform related site development activities. The subject property is located on the south side of St. Nicholas Road, approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lots #88 in the R-2 Zone.

Doug DiVesta, Professional Engineer, represented his client, the applicant, and explained that the property is a two acre property in the R-2 Zone. There are flagged wetlands on the rear portion of the site and there will be no activity in that area. Construction will be on the south side of the street as the old house and detached garage are demolished and a new structure is constructed. Mr. DiVesta said that he utilized the fresh meadow design approach as he designed the stormwater runoff system. This will ensure that there will be no net increase in the peak discharge of storm runoff water after the development has occurred compared to predevelopment conditions. He said that the existing old barn/garage on the property will be demolished and even though a portion of that structure is within the 50 foot regulated area around the wetlands, Richard Jacobson, staff to the Environmental Protection Commission (EPC), has determined that the demolition will not require an EPC permit. Ms. Cameron noted that the proposed Cultec units are very close to a tree which is in the regulated area. She said that the installation of the drainage system would apparently impact the root system of the tree and would likely cause the tree to be removed. She thought such work might require EPC approval. Mr. DiVesta said that he would double check with the EPC staff to see if that work would require a permit. Ms. Cameron said that this might be a good location for a rain garden because it is near the wetland and it is a substantial piece of property. Mr. DiVesta said that he did not look into

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 6 OF 10

installing a rain garden in this area because the soils are marginal and for a rain garden to work effectively, there needs to be an efficient percolation of water through the existing ground.

Mr. DiVesta said that many trees will need to be removed due to the house construction and proposed regrading. At least one of those trees to be removed is not in healthy condition. Ms. Cameron said that she wants clarification from the EPC regarding the hemlock tree that might need to be removed due to the proposed drainage system and the potential rain garden within the regulated area around the wetlands. Mr. DiVesta consulted with his client and indicated that the client would keep the barn in place and will submit revised plans to reflect that. Mr. Sini said that a detailed landscaping plan should be submitted so the Commission members know which trees will be saved and which will need to be removed. Mr. DiVesta said that he would not be available on May 5 and the Commission members agreed to continue the public hearing on this matter on May 12, 2015 at 8 pm in the Darien Town Hall, Room to be determined.

At about 9:30 p.m., Chairman Cameron then read the following agenda item:

Coastal Site Plan Review #306, Flood Damage Prevention Application #347, Land Filling & Regrading Application #347, John & Julie Hekker, 85 Goodwives River Road. Proposal to construct parking areas on the north and south side of the existing residence with associated regrading, expand a deck, and perform related site development activities within regulated areas. The subject property is located on the west side of Goodwives River Road, approximately 150 feet south of its intersection with Sunswyck Road, and is shown on Assessor's Map #49 as Lot #3 in the R-1 Zone.

Julie Hekker explained that the Zoning Board of Appeals (ZBA) granted a variance for the renovation of the existing building and additions to be constructed. One of their conditions was that in order to construct the additions, the applicant must substantially improve the on-site parking and thus eliminate the on-street parking that has occurred for many years. Construction of the on-site parking will require some filling and regrading within 100 feet of Gorham's Pond and within the Flood Hazard Area.

Mr. DiVesta explained that an existing old tree must be removed to the west of the proposed parking area and north of the house due to the extent of the filling and regrading. He said that the Environmental Protection Commission (EPC) approved the work within 100 feet of Gorham's Pond at their March 4, 2015 meeting. They have obtained a variance from the ZBA and that variance was granted in December 2014. Now they need approval from the Planning & Zoning Commission for the filling and regrading, and work within the Flood Hazard Zone. He said that the new parking area will be constructed utilizing pervious surface material rather than creating more impervious parking area. Mr. DiVesta explained how the pervious concrete needs to be maintained. He said he reviewed comments from Darren Oustafine of the Darien Public Works Department. Mr. DiVesta responded to those comments in a letter dated March 26, 2015. He said that the revised parking area will substantially increase safety along Goodwives River Road for the owner and for the general public. He said they must get the filling permit from the Planning & Zoning Commission in order to implement the on-site parking that is a requirement of the ZBA variance before they can construct the addition.

There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 7 OF 10

a decision at a future meeting. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved.

Chairman Cameron read the following agenda item:

Business Site Plan #186-C/Special Permit, Performance Physical Therapy, 800 Boston Post Road. Proposal to establish a physical therapy practice in a portion of the third floor of the existing building at 800 Boston Post Road. The subject property is located on the southwest corner formed by the intersection formed by Boston Post Road and Sedgwick Avenue and is shown on Assessor's Map #71 as Lots #1, #2 & #17, located in the CBD (Central Business District) Zone.

Todd Wilkowski of High Performance Healthcare Management explained that they are proposing to rent a 2,900 square foot portion of the existing third floor of the building. They will create an orthopedic based rehabilitation facility, which is a personal service use, thus requiring Special Permit approval from the Planning & Zoning Commission. He said 10-15% of their clients will be using the site while a staff person is taking care of them on a 1-to-1 basis. A physical therapist can see 9-10 patients per day and they would have 3 or 4 full time physical therapists on the site at any given time. Twelve parking spaces have been allocated for them under the lease and he said the peak parking demand created by the use would be less than 12 spaces at any given time. Ms. Cameron said that on-site parking is a big concern because on-street parking is very limited in that area. Mr. Wilkowski said that in addition to the 3 or 4 physical therapists there will also be 3 or 4 administrative staff if the business is successful. He noted that there are 99 or 100 on-site parking spaces that are shared by the various tenants and their patrons. He said they counted the actual on-site parking on numerous occasions and found that the peak parking demand seems to be around 12 noon and only 51 of the parking spaces were occupied. Mr. Wilkowski explained that many of their clients visit the physical therapy early in the morning or late in the afternoon. He said that they do open very early and they do stay open late to accommodate the clients. He mentioned that they already have many Darien clients that use their other facilities in the region. He was proud to say that 75% of the physical therapists they use are Board Certified, whereas in the industry, only 5% of the physical therapists are Board Certified.

There were no comments from the public regarding the proposed application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this application and a decision will be made at a future meeting. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved.

Chairman Cameron then re-opened the public hearing on **Land Filling & Regrading Application #348, Jeffrey & Dagmar Scalise, 1 Lynn Court:**

Mr. DiVesta reported that his client is very willing to make any repairs and if necessary, the replacement of the sidewalk, along Hoyt Street at the time that the new driveway is being paved. It was noted that the work would be in the State right of way and therefore a permit from the State Department of Transportation would be necessary before the work can take place.

Mr. Voigt asked if the extensive filling and regrading for the proposed driveway would result in a building that is very high compared to the neighbor to the west. Commission members wanted to avoid having such an unusual looking project. They asked if the driveway and garage elevations could

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 8 OF 10

be lowered so that there would be less change between the ground elevation on Lynn Court and the neighboring property. Mr. DiVesta said that he would examine this issue to see if he can submit a revised plan that will address the Commission's concerns. Ms. Cameron said that she did not want this regrading to look like the project that was completed at 8 Stanley Road because it has a very noticeable difference between the existing houses in the neighborhood and the recently constructed house. It was decided to continue the public hearing on this matter to April 28, 2015 at 8pm in the Town Hall so that revised plans could be submitted and reviewed.

Chairman Cameron read the following agenda item:

GENERAL MEETING

Deliberations only on the following:

Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane. Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas.

Ms. Cameron was pleased they are moving forward, and that all access will be from Goodwives River Road. Mr. Olvany noted that State and Army Corps permits are needed. Mr. Sini said that traffic safety is important. Mr. DiDonna agreed, and said that a truck safety plan should be prepared. In the brief discussion that followed, the Commission members asked staff to draft a resolution for approval for consideration at a future meeting.

Chairman Cameron read the following agenda item:

Amendment of Special Permit Applications #22-O and 22-P, Coastal Site Plan Review #27-D and 27-E, Flood Damage Prevention Application #20-D and 20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive. Proposing to amend the previously approved plans for the clubhouse and bathhouse by modifying: the width of the service driveway; the tennis courts; and the lockers; and to perform related site development activities within regulated areas.

Commission members discussed the matter and felt that it would be acceptable. Mr. Sini noted the comments of the Fire Marshal. Mr. Olvany had concern about the size of the building. They asked staff to draft a resolution for consideration at a future meeting.

Chairman Cameron read the following agenda item:

Business Site Plan #96-J/Special Permit, PAG Connecticut LR1, LLC, 1335 Boston Post Road. Proposal to construct additions and alterations to the existing building, and to perform site development activities.

Staff was asked to distribute the information regarding the specific types of parking and number of parking spaces on the site. Mr. Olvany said that having an accurate zoning table is important.

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 9 OF 10

Chairman Cameron read the following agenda item:

Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchhoff, 1 Beverly Place. Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool; and install associated stormwater management;.

Commission members felt there were no major issues with this but a draft resolution must be carefully prepared to address the potential concerns.

At about 10:15p.m., Chairman Cameron read the following agenda item:

Deliberation and possible decision on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

Commission members reviewed the draft resolution and the following motion was made: That the Planning & Zoning Commission waive the process of reading the entire draft resolution aloud because each member has had an opportunity to review the draft prior to the meeting. The motion was made by Mr. Olvany, seconded by Mr. Sini and unanimously approved.

In the discussion, the Commission asked that staff double check the density and delete the references to “+/-” when discussing the lot size. They also noted that the applicant is to submit additional about the possibility of a sidewalk along Hoyt Street. Mr. Olvany said that they should submit the information they have. Mr. Ginsberg said that this could be included. Mr. Ginsberg noted some of the comments and corrections received from Commission members. Discussion ensued regarding the Homeowners Association and the need for maintenance. Mr. Ginsberg said that the consensus appeared to be that the Commission wanted the affordable (BMR) units facing the same way as the market rate units. There was some discussion about whether the practice of having family members wait in vehicles near the bus stop is dangerous or could be dangerous. Mr. Cunningham said that the queuing has not been addressed. Ms. Cameron noted that no expert said that there is a dangerous situation. One of the conclusions would be to require all of the units in Kensett II to be restricted to occupancy by people 62 and older.

As the discussion proceeded, it was agreed that the modifications and changes were so extensive that it would be appropriate to revise the draft resolution and deliberate and act upon it at a future meeting. Questions arose whether members wanted the project age-restricted. Mr. Sini said that he would not vote for the project if all of the units in Phase II would be age restricted.

PLANNING & ZONING COMMISSION
MINUTES
SPECIAL MEETING / PUBLIC HEARING / GENERAL MEETING
MARCH 31, 2015
PAGE 10 OF 10

There being no further business, the following motion was made: That the Planning & Zoning Commission adjourn the meeting. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved. The meeting was adjourned at 11:14 P.M.

Respectfully submitted,

David J. Keating
Planning & Zoning Assistant Director

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